

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Douglas A. Plazak #181709, dplazak@rhlaw.com
Scott Talkov #264676, stalkov@rhlaw.com
Reid & Hellyer
A Professional Corporation
3880 Lemon Street, 5th Floor
P.O. Box 1300
Riverside, CA 92502-1300
Telephone: 951-682-1771
Telecopier: 951-686-2415

☐ Individual appearing without attorney
☒ Attorney for: Robert S. Whitmore, Chapter 7 Trustee

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT

In re:

Nahed AbdElbassir Eleiwa

CASE NO.: 6:12-bk-22839MJ

CHAPTER: 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 01/21/2014

Time: 10:00 am

Location: 3420 Twelfth Street, Courtroom 301, Riverside, CA 92501

☒ Public

☐ Private

Last date to file objections: 01/07/2014

Description of property to be sold:

Real property improved with a condominium unit commonly known as 115 Lehigh Aisle, City of Irvine, County of Orange, California 92612. APN:939-188-03

Terms and conditions of sale: Subject to overbids; Real Estate Broker fee is 6% of gross final sales price and sale will pay first trust deed, property taxes and escrow fees; abstract of judgment of North Park Plaza, LLC will attached to proceeds of sale.

Proposed sale price: \$ 450,000.00

Overbid procedure (if any):

Potential overbidders to tender a deposit in the form of a cashier's check in the amount of \$5,000 payable to Robert S. Whitmore, Chapter 7 Trustee and provide the Trustee with a proof of a loan commitment or an independent (*see below)

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

*ability to pay at least \$455,000.00. Deposit of successful purchases is non-refundable. First overbid should be at least \$455,000 and subsequent overbids should be in increments of at least \$1,000.00.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Scott Talkov, Reid & Hellyer, APC, Attorneys for Robert S. Whitmore, Chapter 7 Trustee, 3880 Lemon Street, 5th Floor, Riverside, California 92501; or by mail to P.O. Box 1300, Riverside, CA 92502-1300, telephone: 951-682-1771; telecopier: 951-686-2415; stalkov@rhlaw.com OR Robert S. Whitmore, 951-276-9292.

Date: 12/30/2013

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
3880 Lemon Street, 5th Floor, Riverside, CA 92501

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 12/30/2013, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) 12/30/2013, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Meredith A. Jury, United States Bankruptcy Judge, 3420 Twelfth Street, Riverside, CA 92501

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 12/30/2013, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

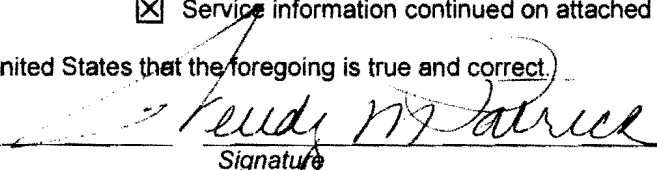
Served by Scott Talkov by email

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/30/2013
Date

Wendy M. Patrick
Printed Name


Signature

NEF SERVICE:

- Austin P Nagel melissa@apnagellaw.com
- Avi Schild bk@atlasacq.com
- Mark C Schnitzer mschnitzer@rhlaw.com, mcschnitzer@gmail.com
- Scott Talkov stalkov@rhlaw.com
- Scott Talkov stalkov@rhlaw.com
- United States Trustee (RS) ustpreion16.rs.ecf@usdoj.gov
- Robert Whitmore (TR) rswtrustee@yahoo.com,
rwhitmore@ecf.epiqsystems.com

EMAIL SERVICE:

Richard Wong rcwong888@yahoo.com
Jade Chen jajechen@gmail.com
Ed Khosravi edkhosravi@yahoo.com
Mary Morris marymorrisre@gmail.com
Shane Etemad shaneetamad@gmail.com
Catherine McCartin cmccartin@coldwellbanker.com
Mary Lin Kuei maryk@kw.com

Label Matrix for local noticing
0973-6
Case 6:12-bk-22839-MJ
Central District Of California
Riverside
Mon Dec 30 13:45:17 PST 2013

Riverside Division
3427 Twelfth Street,
Riverside, CA 92501-3819

Bank of America
P.O. Box 15796
Wilmington, DE 19886-5796

Capital One Bank (USA), N.A.
PO Box 71083
Charlotte, NC 28272-1083

Discover
P.O. Box 29033
Phoenix, AZ 85038-9033

Global Credit and Collection Corp
300 International Drive, Suite 100
Buffalo, NY 14221-5783

Sears Credit Cards
P.O. Box 688957
Des Moines, IA 50368-8957

Alaaeldin M. Touni

United States Trustee (RS) *net*
3801 University Avenue, Suite 720
Riverside, CA 92501-3255

American Agencies, LLC
P.O. Box 67015
Harrisburg, PA 17106-7015

Bank of America
P.O. Box 301200
Los Angeles, CA 90030-1200

Chase
P.O. Box 94014
Palatine, IL 60094-4014

Discover Bank
DB Servicing Corporation
PO Box 3025
New Albany, OH 43054-3025

Law Firm of Allan Smith
1276 Veterans Highway, Suite E-1
Bristol, PA 19007-2597

Sublime Medical Aesthetics &
Dermatology
7095 Indiana Avenue, Suite 210
Riverside, CA 92506-4159

Nahed Abdelbassir Eleiwa
1040 South Mt. Vernon Avenue #G-105
Colton, CA 92324-4228

and
2162 Bogarra
Mission Viejo, CA 92682

Wells Fargo Bank, N.A.
c/o Austin P. Nagel, Esq.
111 Deerwood Road
Suite 305
San Ramon, CA 94583-1530

Atlas Acquisitions LLC
294 Union St.
Backensack, NJ 07601-4303

Capital One Bank
P.O. Box 60599
City of Industry, CA 91716-0599

Citibank
P.O. Box 6500
Sioux Falls, SD 57117-6500

PIA CARD SERVICES, N.A.
4161 Piedmont Parkway
NC4 105 03 14
Greensboro, NC 27410

North Park Plaza, LLC
1125 E. 17th Street, Suite N559
Santa Ana, CA 92701-2265

(p) TOYOTA MOTOR CREDIT CORPORATION
PO BOX 8026
CEDAR RAPIDS IA 52408-8026

Robert Whitmore (TR) *net*
3600 Lima St Ste 616
Riverside, CA 92501-0933

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

Toyota Financial Services
P.O. Box 5855
Carol Stream, IL 60197

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u) Courtesy NBP

(u) Hom Sotheby's Real Estate Group

(u) Hom Sotheby

(u) Nahed Abdelbassir Elewa

End of Label Matrix
Mailable recipients 23
Bypassed recipients 4
Total 27